BILL GARRETT, Davidson County
Trans:T20160114465 DEEDWARR
Recvd: 12/29/16 09:31 2 pgs
Fees:13.00 Taxes:1026.75
20161229-0136705

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161200668

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of December, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Christopher Hughes **2402 Winford Avenue** **Nashville, TN 37211**	**SAME**	**119-14-0-246**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Penney Corbin Hillis, Tyra Denise Tutor, and Elisha Hillis Pressly, Heirs of the Estate of Overton E. Hillis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Christopher Hughes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, a plat of which is of record in Book 4300, Page 10, Register's Office for Davidson County, Tennessee, being revised Lot No. 2 of the Re-Subdivision of Lots 36, 37 & 38, of William Lee's Subdivision of the Roth Property of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

Said lot fronts 69.84 feet on the southerly side of Morton Avenue and runs back 184.77 feet on the westerly line and 120.00 feet on the easterly line to a line in the rear on which it measures 95.25 feet thereon.

BEING the same property conveyed to Overton E. Hillis, single, by Warranty Deed from Charles R. Dornan, a single person, dated 1/6/84 and recorded 3/5/84 in Book 6242, Page 614, in the Register's Office of Davidson County, Tennessee.
The said Overton E. Hillis, also known as Overton Elbern Hillis, having since died on December 6, 2015 and by his Last Will and Testament filed 1/14/16 under Docket No. 16-P-15 in the Probate Court for Davidson County, Tennessee, he devised subject property in equal shares to his spouse, Penney Corbin Hillis and children Tyra Denise Tutor and Elisha Hillis Pressly. The said Tyra Denise Tutor having been appointed Executrix of the Estate of Overton Elbern Hillis by Order filed 1/14/16 under Docket No. 16P-15, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **215 Morton Avenue, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of December, 2016.

Estate of Overton E. Hillis

BY: Penney Corbin Hillis

Penney Corbin Hillis, Heir

Tyra Denise Tutor

Tyra Denise Tutor, Executrix and Heir

Elisha Hillis Pressly

Elisha Hillis Pressly, Heir

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Penney Corbin Hillis, Tyra Denise Tutor, and Elisha Hillis Pressly,** Heirs of the Estate of Overton E. Hillis the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville, Florida, this 28th day of December, 2016.

Commission Expires: September 13, 2017

Kathy A. West
Notary Public

KATHY A. WEST
MY COMMISSION # FF 050032
EXPIRES: September 13, 2017
Bonded Thru Notary Public Underwriters